



WESTFIELD-WASHINGTON  
ADVISORY PLAN COMMISSION

January 22, 2013

1301-PUD-01

Exhibit 1

**Petition Number:** 1301-PUD-01

**Petitioner:** KRG Bridgewater, LLC

**Representative:** Charlie Frankenberger and Jon Dobosiewicz, Nelson & Frankenberger

**Request:** An amendment to the Bridgewater PUD to allow an auto service center within the Bridgewater Marketplace of the Bridgewater PUD.

**Current Zoning:** Bridgewater PUD

**Current Land Use:** Vacant

**Approximate Acreage:** 0.83 acre

**Exhibits:**

1. Staff Report
2. Aerial Location Map
3. Bridgewater PUD Ordinance (Ord. 06-49)
4. Proposed Bridgewater PUD Amendment, 11/30/12

**Staff Reviewer:** Kevin M. Todd, AICP

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**Petition History**

This petition was introduced at the December 10, 2012 City Council meeting and appeared before the Technical Advisory Committee on December 18, 2012. It is scheduled to receive a public hearing at the January 22, 2013 Advisory Plan Commission (the "APC") meeting.

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**Procedural**

Amendments to Planned Unit Developments are required to be considered at a public hearing. The public hearing for this petition is scheduled for the January 22, 2013 APC meeting.

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**Project Overview**

**Project Location**

The subject property is approximately 0.83 acre in size and is located within the Bridgewater Marketplace commercial center in the Bridgewater PUD (the "Property").

### Project Description

The proposal is to allow “Automotive Service Center without fuel sales” (the “Use”) on the Property, while preserving the right to locate an automotive service center with fuel sales elsewhere within the commercial area (Area Y) of the Bridgewater PUD (the “Proposal”). The Proposal prohibits the sale of gasoline, restricts the bay orientation, prohibits outdoor storage, limits the number of vehicles for repair that can be kept outdoors, and does not allow major mechanical service or body work. A full summary of the proposal can be found in Exhibit “A” of the proposed PUD amendment (see Exhibit 4).

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### **Statutory Considerations**

Indiana Code 36-7-4-603 states that reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

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### **Staff Comments**

1. No action is required at this time.
2. Prior to the final deposition, the petitioner will make any necessary revisions to the proposal based on APC and public comments.
3. If any APC member has questions prior to the public hearing, then please contact Kevin Todd at 317.379.6467 or ktodd@westfield.in.gov.